

Exemption Information FY 2014

Exemption applications are required annually to determine if your eligibility has changed. Forms are available online or from the Assessors office. Veterans must have a 10% minimum service related disability. The basic criteria for elderly are below. Income is subject to a social security exemption allowance (i. e. we do not include this amount) of \$4,381 for the retired worker if single and an additional \$2,191 for his or her spouse. Total household income must be verifiable.

EXEMPTION	AMOUNT	MINIMUM AGE	MAXIMUM INCOME	MAXIMUM ASSETS
17-D	\$175.00	70	N/A	\$40,000
41-C	\$1000.00	65	\$20,000 (S) \$30,000 (M)	\$40,000 (S) \$55,000 (M)

Income for the 41-C is subject to a social security deduction (i. e. we do not include this amount) of \$4,381 for the retired worker if single and an additional \$2,191 for his or her spouse in determining eligibility. Total household income must be verifiable. All assets except the applicants house are included.

CLAUSE 18 (HARDSHIP) EXEMPTION CRITERIA:

Age. 65 or older by July 1 of the fiscal year. (Same as 41-C)

Application deadline. Application with documentation must be received within 90 days of the actual tax bills mailing date. (Same as 41-C)

Income. Within the poverty level guidelines set by the US Health and Human Services website: 2013 POVERTY GUIDELINES FOR THE 48 CO <http://aspe.hhs.gov/poverty>, \$11,490 for a single person.

With a 1 person household at \$11,490 and a two person household at \$15,510 etc. All net income should be counted regardless of sources.

Assets. \$4000 maximum assets excluding automobile and home.

Disability. Must provide doctors letter confirming reason for inability to work. Assessors may request additional medical documentation and will decide on a case-by-case basis the applicants qualifications.

Procedure. Applicant must also file for a 41-C exemption for partial relief of taxes.

Amount. Calculated based on applicant's income. After 41-C exemption, taxes owed to town should not exceed 10% of the applicant's gross income.

The CPA Surcharge and Exemption FY14

The Community Preservation Act, adopted by Shutesbury in 2009, adds a surcharge to your tax bill. It is been applied to all property and amounts to 1.5% of the tax above a \$100,000 exemption threshold. For example, if your house were valued at \$300,000 the amount of the CPA base amount would be calculated as \$200,000 times the tax rate, for a surcharge base amount. This amount multiplied by 1.5% determines the CPA surcharge.

Property owners of moderate and low income can be exempted entirely of the surcharge depending on net income and the size of the household. Area wide median income (AWMI), a factor in determining income eligibility for the CPA exemption, is defined by HUD as \$62,800 (http://www.communitypreservation.org/HUD_CPA_2013.pdf). The tables below show the FY14 income limits.

Eligibility 60 years of age or older

Household Size	Annual Net Income Limit
1	44,000
2	50,250
3	56,500
4	62,800
5	67,800
6	72,850

Eligibility under 60 years of age

Household Size	Annual Net Income Limit
1	35,150
2	40,200
3	45,200
4	50,250
5	54,250
6	58,300
7	62,300
8	66,300

A form for this exemption is available from the assessors office and online at <http://www.shutesbury.org/assessor>. Documentation of income for each household member age 18 and over who is not a full time student is required. Documentation includes copies of your federal tax return for the past year (2012 in FY14) and completion the CPA exemption form prior to March 30th.